

Municipal Clerk
Atlanta, Georgia

04-0-1844

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-111
Date Filed: 9-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **0 Fairburn Road, S.W.** be changed from the O-I-C (Office Institution-Conditional) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 14th ff District, County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

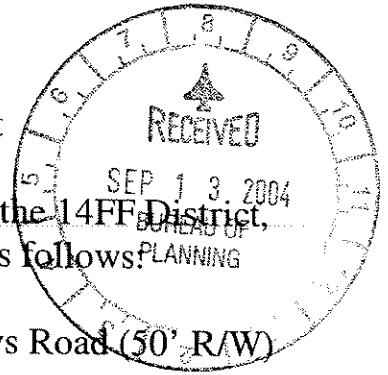
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Property Line Description

Fairburn Road Tract



All that tract or parcel of land lying and being in Land Lot 12 of the 14FF District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the southwesterly right-of-way of Benjamin E. Mays Road (50' R/W) and the easterly right-of-way of Fairburn Road (50' R/W);
thence southerly along said easterly right-of-way 570.69 feet to a point;
said point being the POINT OF BEGINNING;

thence leaving said easterly right-of-way North 87 degrees 51 minutes 50 seconds East, 60.10 feet to a point;

thence South 02 degrees 08 minutes 10 seconds East, 0.52 feet to a point;

thence North 87 degrees 51 minutes 50 seconds East, 154.91 feet to a point;

thence North 02 degrees 08 minutes 10 seconds West, 0.52 feet to a point;

thence North 87 degrees 51 minutes 50 seconds East, 117.90 feet to a point on the northwesterly right-of-way of Seaboard Coastline Railroad (Apparent 100' R/W);

thence along said northwesterly right-of-way a curve to the left, an arc distance of 436.08 feet, said curve having a radius of 1950.00 feet and being subtended by a chord of 435.17 feet, at South 13 degrees 22 minutes 26 seconds West, to a point;

thence leaving said northwesterly right-of-way South 88 degrees 01 minutes 01 seconds West, 257.75 feet to a #4 rebar on said easterly right-of-way;

thence along said easterly right-of-way North 03 degrees 29 minutes 08 seconds East, 420.66 feet to a point;

said point being the POINT OF BEGINNING;

said tract or parcel containing 2.76 Acres